

AGENDA MEMO

CITY COUNCIL MEETING DATE: NOVEMBER 7, 2007

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: VAC-24264 - APPLICANT/OWNER: BOX CANYON-WELLISH LLC

**** CONDITIONS ****

The Planning Commission (6-0 vote) and staff recommend APPROVAL, subject to:

1. The limits of this Petition of Vacation shall be the northern 5 feet of an existing 15-foot drainage and sewer easement along the south side of Assessor's Parcel Number 138-15-810-051 (~110 feet long).
2. An update to the previously approved Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the recordation of the Order of Vacation for this application. Appropriate drainage easements shall be reserved if recommended by the approved Drainage Plan/Study. The drainage study update required by SDR-24261 may be used to satisfy this requirement provided that it addresses the area to be vacated.
3. All public improvements, if any, adjacent to and in conflict with this vacation application are to be modified, as necessary, at the applicant's expense prior to the recordation of an Order of Vacation.
4. All development shall be in conformance with code requirements and design standards of all City Departments.
5. The Order of Vacation shall not be recorded until all of the conditions of approval have been met provided, however, that conditions requiring modification of public improvements may be fulfilled for purposes of recordation by providing sufficient security for the performance thereof in accordance with the Subdivision Ordinance of the City of Las Vegas. City Staff is empowered to modify this application if necessary because of technical concerns or because of other related review actions as long as current City right-of-way requirements are still complied with and the intent of the vacation application is not changed. If applicable, a five foot wide easement for public streetlight and fire hydrant purposes shall be retained on all vacation actions abutting public street corridors that will remain dedicated and available for public use. Also, if applicable and where needed, public easement corridors and sight visibility or other easements that would/should cross any right-of-way or easement being vacated must be retained.
6. If the Order of Vacation is not recorded within one (1) year after approval by the City of Las Vegas or an Extension of Time is not granted by the Planning Director, then approval will terminate and a new petition must be submitted.

**** STAFF REPORT ****

PROJECT DESCRIPTION

This application is a request to Vacate a portion of a public sewer and drainage easement generally located east of Tenaya Way and south of Box Canyon Drive. This application is being submitted to allow the siting of a proposed professional office building on an undeveloped parcel within the Las Vegas Technology Center Subdivision.

The applicant is proposing to vacate approximately 114 linear feet of the public sewer and drainage easement located approximately 355 feet west of Box Canyon Drive and 735 feet east of Tenaya Way. Staff has no objections to the vacation of these easements and is therefore recommending approval of this request.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
11/20/85	The City Council approved a Rezoning (Z-0068-85) to C-PB (Planned Business Park) zoning for this site, as part of a larger request.
09/05/01	The City Council approved a Site Development Plan Review [Z-0068-85(56)] for a proposed 55,483 square-foot medical office complex on 6.2 acres. The Planning Commission and staff recommended approval.
04/14/05	The Planning Commission approved a Site Development Plan Review (SDR-6211) for a proposed 27,600 square foot medical office development on 2.45 acres. Staff recommended approval.
10/11/07	The Planning Commission recommended approval of companion item SDR-24261 concurrently with this application. The Planning Commission voted 6-0 to recommend APPROVAL (PC Agenda Item #11/rts).
<i>Related Building Permits/Business Licenses</i>	
There are no building permits or business licenses that are related to this review.	
<i>Pre-Application Meeting</i>	
07/26/07	A pre-application meeting was held and elements of this the companion Site Development Plan Review were discussed. A vacation application does not require a pre-application meeting; therefore, this application submittal was not gone over as a part of this project's pre-application meeting.
<i>Neighborhood Meeting</i>	
A neighborhood meeting is not required, nor was one held.	

Field Check	
09/14/07	The Department of Planning and Development conducted a site visit that found that the site was an undeveloped portion of an existing office park. The parking is constructed with the two remaining pads being unimproved and free of debris and litter.

Details of Application Request	
Site Area	
Net Acres	0.79

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Undeveloped	LI/R (Light Industry / Research)	C-PB (Planned Business Park)
North	Office, Other Than Listed	LI/R (Light Industry / Research)	C-PB (Planned Business Park)
South	Office, Other Than Listed	LI/R (Light Industry / Research)	C-PB (Planned Business Park)
East	Office, Other Than Listed	LI/R (Light Industry / Research)	C-PB (Planned Business Park)
West	Public Park	LI/R (Light Industry / Research)	C-PB (Planned Business Park)

Special Districts/Zones	Yes	No	Compliance
Special Area Plan			
Technology Center	X		Y
Special Districts/Zones	Yes	No	Compliance
Special Purpose and Overlay Districts			
A-O Airport Overlay District	X		Y
Trails		X	n/a
Rural Preservation Overlay District		X	n/a
Development Impact Notification Assessment		X	n/a
Project of Regional Significance		X	n/a

DETAILS OF APPLICATION REQUEST

The property is legally described as the north five feet of a 114.5-foot wide public drainage and sewer easement beginning approximately 355 feet from the west right-of-way line of Box Canyon Drive and extending west approximately 114.5 feet.

Said property being a portion of the North Half (N½) of the East Half (E½) of the West Half (W½) of the Southeast Quarter (SE¼) of Section 15, Township 20 South, Range 60 East, M.D.M.

ANALYSIS

- **Planning and Development**

A Site Development Plan Review (SDR-24261), if approved, would require that this vacation be approved and recorded in order to develop the site as reviewed. Planning staff has no objection to the vacation request. No adverse effects to infrastructure access would result with the proposed vacation.

- **Public Works**

This Vacation application proposes to vacate a portion of an existing public sewer and drainage easement. As no right-of-way is proposed to be vacated, and thus no franchise rights are involved, it is not necessary to send this VAC request to the utility companies and franchise holders, nor wait for their responses. Since only City easements are involved; any utility company interests will not be affected.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED

6

ASSEMBLY DISTRICT 37

SENATE DISTRICT 3

NOTICES MAILED 6 by City Clerk

APPROVALS 0

PROTESTS 0